179.0	0008	0010.B	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	752,600 / 752,600
					USE VALUE:	752,600 / 752,600
					ASSESSED:	752,600 / 752,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
41		BROWNING RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	NALBANDYAN ARAM/ROUPINA
Owner 2:	
Owner 3:	
Street 1:	41 BROWNING RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	NICKERSON MARY E -
Owner 2:	-
Street 1:	41 BROWNING RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 8,271 Sq. Ft. of land mainly classified as One Family with a Split Level Building built about 1959, having primarily Wood Shingle Exterior and 1754 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	8271.000	284,900		467,700	752,600
Total Card	0.190	284,900		467,700	752,600
Total Parcel	0.190	284,900		467,700	752,600

Source: Market Adj Cost | Total Value per SQ unit /Card: 429.13 | /Parcel: 429.1

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 122165

GIS Ref

GIS Ref

Insp Date 07/12/18

!14146!

PREVIOUS ASSESSMENT

Parcel ID 179.0-0008-0010.B

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	284,900	0	8,271.	467,700	752,600	752,600	Year End Roll	12/18/2019
2019	101	FV	269,400	0	8,271.	467,700	737,100	737,100	Year End Roll	1/3/2019
2018	101	FV	269,400	0	8,271.	394,200	663,600	663,600	Year End Roll	12/20/2017
2017	101	FV	269,400	0	8,271.	360,800	630,200	630,200	Year End Roll	1/3/2017
2016	101	FV	269,400	0	8,271.	307,300	576,700	576,700	Year End	1/4/2016
2015	101	FV	223,200	0	8,271.	267,300	490,500	490,500	Year End Roll	12/11/2014
2014	101	FV	223,200	0	8,271.	247,200	470,400	470,400	Year End Roll	12/16/2013
2013	101	FV	223,200	0	8,271.	235,200	458,400	458,400		12/13/2012

PRINT

Date	Time
12/11/20	04:01:17

LAST REV

Date	Time
07/27/18	11:20:29

apro

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 14146

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
NICKERSON MARY	45279-129		5/31/2005		475,000	No	No		
NICKERSON DONAL	26674-281		6/18/1997	Family		No	No		A

USER DEFINED

Prior Id # 1:	122165
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/9/2009	974	Wood Dec	2,500					
6/10/2005	495	Redo Kit	25,000	C		G7	GR FY07	re-do bath also

ACTIVITY INFORMATION

Date	Result	By	Name
7/12/2018	MEAS&NOTICE	BS	Barbara S
10/23/2008	Measured	197	PATRIOT
12/27/2005	MLS	HC	Helen Chinal
11/18/2005	Permit Visit	BR	B Rossignol
4/18/2000	Missed Appt.	276	PATRIOT
1/12/2000	Mailer Sent		
1/5/2000	Measured	264	PATRIOT
7/16/1993		KT	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		8271		Sq. Ft.	Site		0	70.	0.81	7									467,692						467,700	

Total AC/HA: 0.18988 | Total SF/SM: 8271 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 467,692 | Spl Credit | Total: 467,700

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	21 - Split Level		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:	8 - Brick Veneer	20	%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1959	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G6	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	95.00
Size Adj.:	1.35000002
Const Adj.:	1.01595843
Adj $ / SQ:	130.297
Other Features:	89866
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	349969
Depreciation:	65094
Depreciated Total:	284875

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1							# Units:	1		
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	7	BRs:	3	Baths:	1			HB	1		

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	2005
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

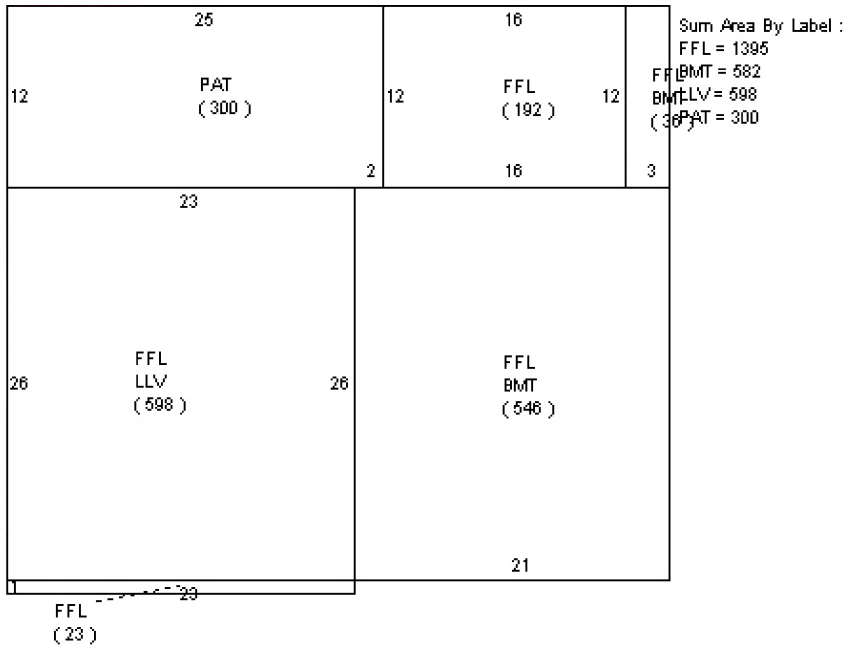
No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	130.30
Special Features:	0	Val/Su Net:	99.10
Final Total:	284900	Val/Su SzAd	204.23

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,395	130.300	181,764
LLV	Lower Level	598	91.180	54,523
BMT	Basement	582	39.090	22,750
PAT	Patio	300	3.560	1,067

Net Sketched Area:	2,875			Total:	260,104
Size Ad	1395	Gross Are	2875	FinArea	1754

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
LLV	100	FLA	60	G	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

PARCEL ID

179.0-0008-0010.B

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:	Total: